

**FIVE-DAY NOTICE OF UNLAWFUL DETAINER FOR NON-PAYMENT OF RENT –  
NRS 40.2512  
AND  
NOTICE OF SUMMARY EVICTION - NRS 40.253**

TO: \_\_\_\_\_ (Tenant)  
\_\_\_\_\_  
\_\_\_\_\_

**Date of Service:** \_\_\_\_\_

**PLEASE TAKE NOTICE** that you are in unlawful detainer for default in payment of rent for the rental unit located at \_\_\_\_\_ in the sum of: \$\_\_\_\_\_ for the period commencing from \_\_\_\_\_, 20\_\_ to \_\_\_\_\_, 20\_\_. Tenant paid \$\_\_\_\_\_ in advance for any cleaning, security or rent deposits, in excess of the first month's rent. Rental payment(s) became delinquent on \_\_\_\_\_, 20\_\_.

**ATTENTION!** As the tenant of the above described rental unit, you **must** either pay the full amount of rent owed within five (5) judicial days<sup>1</sup> of service of this Notice, or in the alternative, vacate and leave the rental unit within five (5) judicial days of service of this Notice.

\_\_\_\_\_

<sup>1</sup> "Judicial Days" do not include date of service, weekends or legal holidays.

**ATTENTION!** To contest this notice, you must file a Tenant's Affidavit/Declaration with the Justice Court of \_\_\_\_\_ Township by noon of the FIFTH JUDICIAL DAY from the date of service of this notice, stating that you have either tendered rent or that you are not in default in the payment of rent. There is a filing fee of \$\_\_\_\_\_. If you are unable to pay the filing fee, you may file a written motion with the court requesting a fee waiver. If the court grants your fee waiver, your Tenant's Affidavit/Declaration will be filed at no charge. You must also deliver a file-stamped copy of your Tenant's Affidavit/Declaration upon the landlord or his or her duly authorized agent. Upon the filing and delivery of your Tenant's Affidavit/Declaration, you are entitled to a court hearing.

**ATTENTION!** Your failure to pay rent or vacate and leave the rental unit within five (5) judicial days, or your failure to contest this notice, may result in the landlord applying to the Justice of the Peace of \_\_\_\_\_ Township, County of \_\_\_\_\_, State of Nevada, for an Eviction Order. The Justice of the Peace may thereupon issue an order directing the Constable to remove you within twenty-four (24) hours after the receipt of the Eviction Order.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Landlord or Duly Authorized Agent

\_\_\_\_\_  
Print Name of Landlord or Duly Authorized Agent

**AFFIDAVIT/DECLARATION OF SERVICE**

On \_\_\_\_\_, I served the following document:  
(Date)

\_\_\_\_\_  
(Name of Document)

at the following time \_\_\_\_: \_\_\_\_\_ AM / PM and in the following manner:

\_\_\_\_ 1. By delivering a copy to the tenant(s) personally, in the presence of a witness. (Server, Tenant & Witness Must All Sign).

\_\_\_\_\_  
Signature of Server

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Server

\_\_\_\_\_  
Print Name of Tenant

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_ 2. Because the tenant(s) were absent from their place of residence or from their usual place of business, by leaving a copy with \_\_\_\_\_, a person of suitable age and discretion, at either place and mailing a copy to the tenant(s) at their place of residence or place of business. (Attach United States Postal Service Certificate of Mailing).

\_\_\_\_ 3. Because the place of residence or business could not be ascertained, or a person of suitable age or discretion could not be found there, by posting a copy in a conspicuous place on the property, delivering a copy to a person there residing, if the person could be found, and mailing a copy to the tenant(s) at the place where the property is situated. (Attach United States Postal Service Certificate of Mailing).

I swear the above is true. Signature: \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

NOTARY PUBLIC

OR

DEPUTY CLERK \_\_\_\_\_

**OR**  
**THE FOLLOWING:**

Pursuant to NRS 53.045:

"I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct."

Executed on \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name